

Recommendations of the Yaphank County Center Development Request for Expressions of Interest (RFEI) Outreach Committee

September 2006



Suffolk County Department of Planning
Suffolk County ■ New York

**RECOMMENDATIONS
OF THE
YAPHANK CENTER DEVELOPMENT
REQUEST FOR EXPRESSIONS OF INTEREST (RFEI)
OUTREACH COMMITTEE**

September 2006

prepared by the
Suffolk County Department of Planning

Recommendations of the Yaphank Center Development RFEI Outreach Committee

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Recommendations of the Yaphank Center Development RFEI Outreach Committee

Recommendations of the Yaphank Center Development RFEI Outreach Committee

INTRODUCTION

In early 2006, Suffolk County issued a Request for Expressions of Interest (RFEI) to solicit ideas for the possible development of a portion of the County's holdings in Yaphank. The RFEI responses were due to the County on May 1 and a total of eleven responses were received. The responses indicated a high level of market interest in the property and covered a wide variety of ideas. Suggested uses ranged from attached residential development and recreation uses to indoor sports complexes and a motor sports facility. The ideas presented were generally well developed and all were from Long Island firms with development experience.

The following firms responded to the RFEI:

- Benjamin Katter Development Co., Inc (*Suffolk County Legacy Village and Athletic Complex*)
- The Beechwood Organization, (*Country Pointe at Yaphank Raceway*)
- Heatherwood Communities, (*The Lakes at Yaphank*)
- TRITEC Development Group, LLC, (*North View Farms*)
- Prodigy Management Group, (*Conceptual Site Plan Description -Yaphank RFEI*)
- Pulte Homes, (*Yaphank County Center, Yaphank, NY*)
- Renaissance Property Associates, LLC, (*Yaphank Center*)
- Top Gun Entertainment, Inc., (*Suffolk County Sports & Entertainment Park*)
- AvalonBay Communities, Inc. and Damianos Realty Group, LLC., (*Villages at Carmans River*)
- Stern/McCarthy Developers and STARWOOD Capital Corporation, (*Yaphank Properties Development Concept*)
- Parr Organization and Baldassano Architecture, LLP, (*RFEI for Suffolk County Yaphank Properties*)

To assist the County in the review of the responses, the Yaphank Center Development RFEI Outreach Committee was formed by Legislative resolution in April 2006 (Resolution 263-2006). The resolution was sponsored by Legislator Kate Browning of the Third Legislative District. Legislator Browning's district encompasses all of the County's Yaphank properties. The purpose of the Committee was to provide assistance in the public outreach process and to also provide recommendations regarding the responses received by the County. The Committee met on eleven occasions to review the proposals and to solicit public input.

The members of the Committee were:

Thomas A. Isles, County Director of Planning, Chair
Hon. Kate Browning, County Legislator, Third Legislative District
Hon. Connie Kepert, Town Councilwoman, Fourth Council District
James Morgo, County Commission of Economic Development and Workforce Housing, Vice Chair
David Woods, Town Commissioner of Planning, Environment & Land Management, appointed by Supervisor Brian X. Foley
Jack Kennedy, President, Nassau-Suffolk Building Trades Council
Michael J. Deering, County Commissioner of Environment and Energy
Michael Cavannagh, Appointee of the Presiding Officer William J. Lindsay
Kevin Rouse, Resident of the Third Legislative District
Johan McConnell, Resident of the Third Legislative District
Richard Margulis, Vice President of Operations, Brookhaven Memorial Hospital

Recommendations of the Yaphank Center Development RFEI Outreach Committee

COMMITTEE RECOMMENDATIONS

Future County Use

Concept:

- *Ensure the continuation of county uses and avoid any new uses that would conflict with existing and planned county operations.*
- *Any relocation of county facilities should be done as a turnkey operation with the developer paying all relocation and facility replacement costs.*
- *Relocation of certain facilities in a turnkey arrangement may help to reduce future county capital costs as existing facilities require improvement.*
- *Relocation of certain facilities may result in better operational efficiencies.*

Recommendations:

1. *Retain the County Farm as an important county resource with historic, scenic, and educational values. Consider the relocation of a portion of the farm south of the rail line only if an equal amount of area is provided for an expansion of the farm so that there is no diminution of the total area of the farm. If the County Farm remains divided by the rail road tracks, consider requiring in the Request for Proposals (RFP) the construction of a tunnel to allow farm vehicles to travel under the rail road tracks (similar to the farm tunnel under the Expressway). Work closely with the county's contracted operator of the farm (Cornell Cooperative Extension) on any matters that may affect the operation of the farm.*
2. *Retain the present location of the John J. Foley Skilled Nursing Facility and the County Jail. Plan for expansion as may be identified in the capital planning process.*
3. *Retain the present location of the Fire, Rescue and Emergency Services (FRES) department, the Probation Department and the Fire Academy facility.*
4. *Retain the vacant land areas south of the skilled nursing facility and jail for future county use including for the accommodation of county facilities that may be relocated from other locations on the site.*
5. *Retain vacant land west of the sewage treatment plant for future county use.*
6. *Relocate most of the county facilities located at the northeast corner of Yaphank Avenue and the Long Island Expressway to the west side of Yaphank Avenue, south of the skilled nursing facility. Consider retaining the main DPW building and use as an anchor office for new mixed use development in this area.*

Recommendations of the Yaphank Center Development RFEI Outreach Committee

- 7. *Plan for the use of the County land adjacent to Horseblock Road (40 acres) for economic development purposes including business and enterprise uses consistent with town zoning.***
 - Consider a Payment in Lieu of Taxes (PILOT) arrangement that would share revenues between the South Country School District and the Longwood School District.*
- 8. *Maintain natural landscape buffers along Yaphank Avenue in the vicinity of the FRES and Probation department facilities.***

Sports and Entertainment

Concept:

- A sports and entertainment based destination use could serve the professional or semi-professional sports market and could provide a unique attraction to Suffolk County.*
- Such a facility should be planned at an appropriate scale for both the site and the community.*
- Planning for the facility should provide maximum use of the multi modal access opportunities available to the site.*
- A sports and entertainment facility should be integrated with other uses to create a unique sense of place and vibrancy. It should not be a single-use building in a sea of asphalt.*

Recommendations:

- 1. *Plan for a sports arena and entertainment area at the southeast corner of Yaphank Avenue and the Service road of the LI Expressway.***
 - Investigate market feasibility of an arena as part of the RFP response process. Require sufficient proof of market viability.*
 - Include an indoor ice rink that will be available for public use within or near arena or within the community recreation area proposed below.*
 - Consider including ancillary uses such as a health club and sports medicine facility.*
 - Do not include video lottery terminal gambling activities.*
- 2. *Plan for the linkage of the sports and entertainment area with the Yaphank rail road station. Include mixed use development in this area including office, residential and limited retail and restaurant uses.***
- 3. *Encourage the development of motor sports uses in Suffolk County on a larger site than what is available in Yaphank and with greater separation from residential areas.***

Community Parks and Recreation

Concept:

- *A significant benefit that could be achieved on the site would be new opportunities for community recreation.*
- *A variety of recreation uses could be accommodated on the site including outdoor athletic fields, multipurpose trails, court game facilities and an amphitheater.*
- *Indoor recreation and community meeting space could also be accommodated on the site.*

Recommendations:

1. *Provide for significantly enhanced community recreational opportunities including multipurpose outdoor athletic facilities, trails and court game facilities.*
2. *Consider the relocation of the leased athletic fields located west of Police Headquarters to the new community recreation area.*
3. *Consider development of a multi-purpose community center to serve surrounding communities as well as on-site needs. Include in the center facilities for recreation and social and cultural activities.*
4. *Encourage the transfer of development rights from the farm located east of Yaphank Avenue to the county parcel.*
 - *Work with the Town of Brookhaven on the zoning aspects of this idea.*

Residential Use

Concept

- *The development of homes on portions of the site is appropriate providing the location of the homes as well as the scale and buffering are adequately addressed.*
- *The site represents a unique opportunity to create a walkable neighborhood with easy access to rail and bus transit.*
- *The development of homes should not compete with plans for other communities in the town.*
- *Consideration should be given to the cost impact of any residential development to municipal services.*

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Recommendations:

- 1. Limit new residential uses to the portion of the site west of Police Headquarters. Consider also including residential uses in the mixed use development at the northeast corner of the Expressway and Yaphank Avenue.***
- 2. Provide for high quality residential site design following traditional neighborhood development principles.***
 - Overall design to be pedestrian friendly with a town center/ square and sense of place.*
 - Minimize street widths, avoid cul-de-sacs and provide connectivity to other uses.*
 - Provide rear parking and access for the residential uses in addition to on-street parking. Provide front door access on the street side of the building.*
 - Provide pedestrian friendly streetscape with sidewalks and street trees.*
- 3. Provide an architectural style that will be compatible with the historic character of the Yaphank community.***
 - Use design styles, materials and details that are compatible with the community.*
 - Use high quality materials*
- 4. Provide for energy efficiency in the building design and layout.***
 - Consider Energy Star and LEEDS platinum standards.*
- 5. Provide for adequate separation and buffers from potentially incompatible uses.***
 - From L-2 zoning- 1500'*
 - From L-1 zoning- 250'*
 - From farm uses- 50'*
 - Between jail and residential- 250'*
 - Along high tension power lines- 100'*
 - Allow yield from buffer areas*
- 6. Provide for a mix of income and age groups including affordable workforce homes.***
 - Provide both market rate and affordable units.*
 - Provide preference to town residents for the affordable units.*
- 7. Provide two-family, owner occupied attached units for a portion of the development.***
- 8. Consider opportunities for employer assisted housing.***
- 9. Provide on-site amenities including recreation and cultural activities. Plan for these uses and, possibly, limited commercial uses in a well defined center.***
- 10. Provide a childcare facility with a focus on early care and education. Consider, also, a multigenerational facility.***
- 11. Minimize use of fertilizer and water dependent vegetation.***

Infrastructure and Public Transit

Concept:

- *The site is well served by existing infrastructure including transportation (rail, highway) and utility services (sewer, water). As such, the site can support development that could not be accommodated easily in other locations. This is consistent with Smart Growth principles that support development and redevelopment where infrastructure already exists.*

Recommendations:

1. *Encourage the improvement of the Yaphank railroad station with improved parking and rail service (with possible electrification of service). Limit the size of the improvements to a scale appropriate to the mixed use development of the site.*
2. *Provide an internal road system west of Yaphank Avenue with a connection to Horseblock Road and a future connection to Sills Road.*
3. *Require that all uses connect to the sewage treatment plant and that the plant be expanded as needed.*
4. *Infrastructure improvements that may be necessary to accommodate new development should be paid for by the developer(s). This shall not exclude the use of grants that may be available.*
5. *Improve bus service and consider new on-site bus stop and shelter.*
6. *Discourage large areas of paved surface parking.*

Miscellaneous

1. *The Committee encourages the use of local trade workers for the construction of this project. Payment of wages at prevailing rates, or as may be modified by agreement for affordable workforce housing, is suggested.*
2. *The Committee discussed that the RFP will be limited to the firms that responded to the RFEI. Most of the RFEI submissions included proposals from a lead firm that teamed up with other firms. However, the Committee felt that the lead firms should not be locked into the exact teams that were assembled in their proposals. As the project goals have now been further defined through the public outreach process, the lead firms should be encouraged to modify their teams as necessary to be able to put forward the best responses possible.*

Recommendations of the Yaphank Center Development RFEI Outreach Committee

APPENDIX

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Resolution No. 263-2006, Creating a Yaphank Center Development RFEI Outreach Committee

Intro. Res. No. 1278-2006
Introduced by Legislator Browning

Laid on Table 3/14/2006

RESOLUTION NO. 263 -2006, CREATING A YAPHANK CENTER DEVELOPMENT RFEI OUTREACH COMMITTEE

WHEREAS, the County of Suffolk owns approximately 400 acres of vacant land in and around the Yaphank County Center; and

WHEREAS, this property has been the subject of numerous development proposals in past years; and

WHEREAS, recent proposals for development of this property have included an office incubator, a sports/entertainment facility, a NASCAR race track, affordable workforce housing units, outdoor skating rinks and swimming pools; and

WHEREAS, the Suffolk County Director of Planning has issued a Request for Expressions of Interest (RFEI) to elicit new proposals for the development of the Yaphank site; and

WHEREAS, this Legislature firmly believes that the proposals for development that result from the RFEI must receive careful scrutiny to ensure that the interests of all Suffolk residents, including those who live in communities adjoining the Yaphank County Center, are truly served; now, therefore, be it

1st RESOLVED, that the Yaphank Center Development RFEI Outreach Committee (Committee) is hereby created to provide advisory recommendations, consistent with the goals and objectives of the Request for Expressions of Interest (RFEI), attached hereto as Exhibit "A" and made a part hereof, to the County Executive and to the Suffolk County Legislature, regarding responses to the RFEI's related to the development of up to 250 acres of County-owned land at Yaphank, which responses are due by May 1, 2006 which such advisory recommendations shall be submitted for consideration no later than one hundred twenty (120) days subsequent to the effective date of this Resolution; and be it further

2nd RESOLVED, that the Committee shall also assist the Commissioner of the County Department of Economic Development and Workforce Housing and the Suffolk County Director of Planning in performing community outreach programs following the receipt of responses to the pending RFEI and until the issuance of Requests for Proposals (RFP) for this project; and be it further

3rd RESOLVED, that the Committee shall consist of the following eleven (11) members:

- 1.) Thomas A. Isles, Director of the Suffolk County Department of Planning, who shall act as Chairman;
- 2.) Legislator Kate Browning, or her designee;
- 3.) a member selected by Brian X. Foley, Supervisor of the Town of Brookhaven;
- 4.) James Morgo, Commissioner of Economic Development and Workforce Housing, or his designee;
- 5.) Jack Kennedy, President, Nassau-Suffolk Building Trades Council;
- 6.) Michael J. Deering, Commissioner of the County Department of Environment and Energy, or his designee;
- 7.) Brookhaven Town Councilwoman Constance Kepert;
- 8.) a member to be selected by Presiding Officer William J. Lindsay;
- 9.) Kevin Rowse, residing at 224 River Road, Moriches, New York 11955;

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Resolution No. 263-2006, Creating a Yaphank Center Development RFEI Outreach Committee

- 10.) Johan McConnell, residing at 76 Gerard Road, Yaphank, New York 11980; and
- 11.) Richard Margulis, Vice President of Operations, Brookhaven Memorial Hospital, 101 Hospital Road, Patchogue, New York 11772, representing Brookhaven Memorial Hospital;

and be it further

4th RESOLVED, that the Committee shall hold its first meeting no later than thirty (30) days after the appointment of all members, which meeting shall be convened by the Chairman of the Committee, for the purpose of organization; and be it further

5th RESOLVED, that the members of said Committee shall serve without compensation and shall serve at the pleasure of their respective appointing authorities; and be it further

6th RESOLVED, that the Committee shall hold regular meetings, keep a record of all its proceedings, and determine the rules of its own proceedings with special meetings to be called by the Chairman upon his or her own initiative or upon receipt of a written request therefore signed by at least three (3) members of the Committee. Written notice of the time and place of such special meetings shall be given to each member at least four (4) days before the date fixed by the notice for such special meeting; and be it further

7th RESOLVED, that six (6) members of the Committee shall constitute a quorum to transact the business of the Committee at both regular and special meetings; and be it further

8th RESOLVED, that clerical services involving the month-to-month operation of this Committee, as well as supplies and postage as necessary, shall be provided by the staff of the County Department of Planning, and stenographic services shall be provided by the County Legislature; and be it further

9th RESOLVED, that the Committee may conduct community meetings at any place or places within the County of Suffolk for the purpose of obtaining necessary information or other data to assist it in the proper performance of its duties and functions as it deems necessary; and be it further

10th RESOLVED, that the Committee may delegate to any member of the Committee the power and authority to conduct such community meetings; and be it further

11th RESOLVED, that the Committee shall cooperate with the County Executive and with Legislative Committees of the County Legislature and make available to each, upon request, any records and other data it may accumulate or obtain; and be it further

12th RESOLVED, that the Committee shall expire, and the terms of office of its members terminate, as of December 31, 2006, or the issuance of the RFP for this project, whichever date occurs first, at which time the Committee shall deposit all the records of its proceedings with the Clerk of the Legislature; and be it further

13th RESOLVED, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this resolution constitutes a Type II action pursuant to Section 617.5(c)(20), (21), and (27) of Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6 NYCRR) and within the meaning of Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as a promulgation of regulations, rules, policies, procedures, and legislative decisions in connection with continuing agency administration, management and information collection, and the Suffolk County Council on Environmental Quality (CEQ) is hereby directed to circulate any appropriate SEQRA notices of determination of non-applicability or non-significance in accordance with this resolution.

DATED: April 4, 2006

APPROVED BY:
/s/ Steve Levy
County Executive of Suffolk County
Date: April 13, 2006

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Resolution No. 263-2006, Creating a Yaphank Center Development RFEI Outreach Committee

IV. GOALS AND OBJECTIVES

This section of the RFEI presents the Goals and Objectives drafted by the Review Committee, by order of the County Legislature. They are intended to provide a framework for respondents and as a guide for the County throughout the development process. As described in the prior section of this document, a community outreach process informed these Goals and Objectives.

The Committee's Goals and Objectives, rooted in the County's site and market analyses, set forth an array of non-financial returns that the County will employ in evaluating its "bottom line." While it is expected that respondents will consider these Goals and Objectives, it is nonetheless anticipated that not every plan will satisfy all of the goals. The successful Expression of Interest will embody the spirit of the Goals and Objectives to the greatest extent possible. The goals will provide key evaluative criteria for the County as it reviews each Expression of Interest and determines how to proceed with the development of the Site. They are divided into two groups: the first sets forth a list of broad guidelines that address the Committee's General Vision for the Site; the second provides the Committee's goals for the proposed uses on the Site.

General Site Vision

Successful respondents will demonstrate their ability to:

1. Respect the character of the surrounding community.
2. Acknowledge the special nature of the County Farm.
3. Provide high quality development.
4. Respond to community needs that are not currently being met by the market.
5. Provide a mix of uses.
6. Provide for opportunities for intergenerational activities and homes.
7. Assure a coordinated and compatible development plan.
8. Have a positive economic impact on the Town, school districts and County.
9. Enhance the value of adjoining and nearby residences.
10. Provide a destination for local and county residents.
11. Take advantage of both the Long Island Expressway and the Long Island Railroad to minimize the impact of traffic onto local streets.
12. Protect and enhance the environment including the Carmans River watershed.
13. Utilize energy conserving "green" building and site development principles.
14. Coexist, without conflict with existing County uses and other existing land uses in the immediate area. This shall also consider any County facilities that may be relocated.

General Program Goals

1. The County will entertain the relocation of certain existing facilities. If County facilities are relocated or consolidated, it is expected that the developer will build equal or greater amount of facilities at an equal or better quality. Any relocation must not negatively impact the local community but instead enhance and be compatible with the community.

Suffolk County Yaphank Site

Request for Expressions of Interest

EXHIBIT "A" – Page 1 of 2

2. The County farm will continue to be preserved and operational. Respondents should continue the farm's design elements and green spaces throughout the development area.
3. Any development will demonstrate the ability to protect the existing residents from traffic, noise and other environmental impacts.
4. Any residential development should meet the following goals:
 - a. Character that is consistent with the surrounding community

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Resolution No. 263-2006, Creating a Yaphank Center Development RFEI Outreach Committee

- b. Address the needs of employees of businesses located on Long Island and families earning household incomes ranging up to 120% of county median income. A component of market rate homes would also be acceptable.
 - c. Address current and long term affordability
 - d. Contain a recreation component that builds on that which exists now and meets, at a minimum, the recreation needs of the new residents
5. Any sports and entertainment components should meet the following goals:
- a. Provide opportunities for local sports and recreation uses including the retention on site of existing athletic fields
 - b. Provide opportunities for low impact, passive recreation
 - c. Sports and entertainment uses should provide adequate buffers between the existing community and other uses on the site

Benjamin Katter Development Co., Inc (*Suffolk County Legacy Village and Athletic Complex*)

PROJECT SUMMARY

RFEI FOR THE DEVELOPMENT OF YAPHANK PROPERTIES

Name of Firm:

Benjamin Katter Development Co., Inc
320 Carleton Avenue
Suite 2300
Central Islip, N.Y. 11722

Name of Proposal:

Suffolk County Legacy Village and Athletic Complex

Description of Proposal:

The need for “Next Generation” housing and community recreation in Suffolk County is growing. We are committed to working with all parties to ensure that these needs are met in a responsible and progressive manner. The planned development proposed will offer real value to all residents of Suffolk County. The housing will be purchased by the next generation of Suffolk County: police, nurses, teachers, municipal employees, and private sector employees who are vital to maintaining the quality of life here on Long Island. The Athletic complex, designed to look and function like an Olympic Village, will be for public use. All residents, teams and sports will be welcome.

Land Use Component Summary:

Sports and Recreation

1. One 180,000 square foot indoor arena containing 2,000 spectator seats, to be used for football, lacrosse, soccer, field hockey, etc...
2. One 135,000 square foot pavilion which will hold 2 regulation size Ice hockey rinks.
3. One 60,000 square foot seasonal “bubbled” building containing 6 regulation size tennis courts.
4. One 60,000 square foot seasonal “bubbled” building containing 3 full court basketball courts.
5. Two 25,000 square foot buildings containing retail uses including; restaurants, sports equipment suppliers and health-education and fitness facilities.
6. An outdoor baseball/softball field.
7. Five outdoor soccer/lacrosse fields.
8. One outdoor recreational ice skating rink
9. 20 acres of community farmland adjacent to, and to be farmed in collaboration with, the existing County Farm.

Legacy Village and Athletic Complex - Benjamin Katter Development Co., Inc - Yaphank RFEI

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Benjamin Katter Development Co., Inc (*Suffolk County Legacy Village and Athletic Complex*)

10. Courtyards will provide passive recreation such as reflection pools with fountains, landscaped gardens, greenbelt paths and gathering places for all ages and athletic abilities.
11. Other facilities may include; Multi-Use Courts, Skate Park, Climbing Wall, Squash/Racquetball, Boxing/Martial Arts, Golf Learning center, Fencing, Offices- Physical fitness/Rehab & Corporate wellness

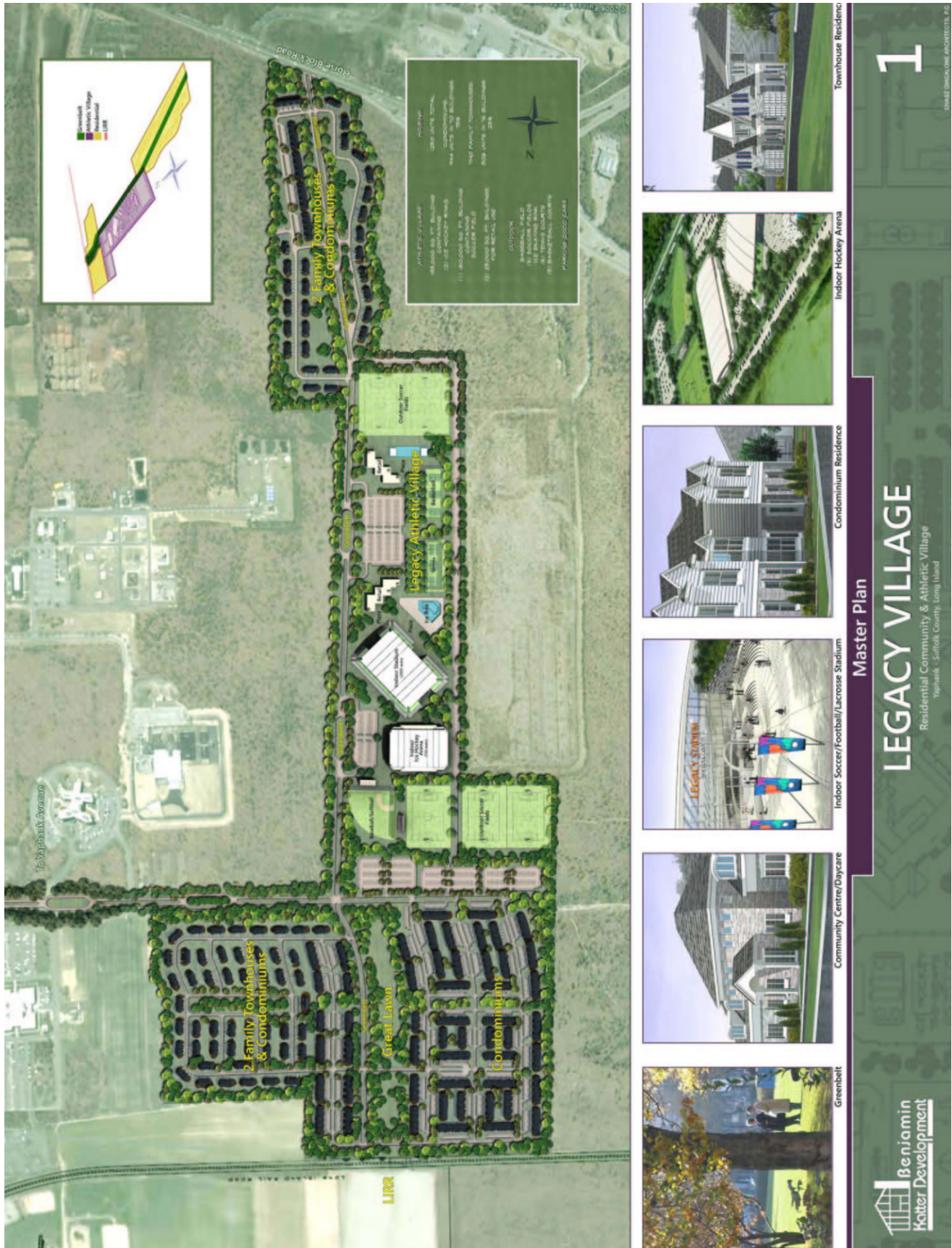
“Next Generation” Housing

1. Residential Condominiums- 944 Dwelling Units in 70 Buildings
2. Two Family Townhouses- 306 Dwelling Units in 76 Buildings
3. Community Center for the exclusive use of the residents

Legacy Village and Athletic Complex - Benjamin Katter Development Co., Inc - Yaphank RFEI

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Benjamin Katter Development Co., Inc (Suffolk County Legacy Village and Athletic Complex)



The Beechwood Organization, (*Country Pointe at Yaphank Raceway*)

**PROJECT SUMMARY
RFEI FOR THE DEVELOPMENT OF YAPHANK PROPERTIES**

THE BEECHWOOD ORGANIZATION

COUNTRY POINTE AT YAPHANK RACEWAY

Description of Proposal:

The Beechwood Organization has again teamed up with Eric Fang, AIA, and his new team Street-Works LLP. and Nelson & Pope, LLP. to develop Yaphank into a magnificent new community and destination center. This new community will consist of approximately 550 New Generation Housing Units, at least Fifty Percent of which will be financially available to Suffolk County's "Work Force" and a Destination Entertainment Complex.

The residential component of this New Generation community, which will be called "Country Pointe at Yaphank Raceway", will contain approximately 1100 units and will consist of garden style flats and beautiful townhouses. It will be focused around a spine of open spaces and parks, including a spectacular clubhouse, an outdoor pool and will be within walking distance to the Yaphank LIRR Station.

In addition to providing much needed work force housing, Beechwood's proposal also provides for a magnificent new Family Entertainment Complex centered around a moderately sized joint Car Racing and Horse Race Track, which will also contain approximately 650 New York State sponsored video lottery terminals. Yaphank Raceway will be moderately scaled and contain approximately 2,500 seats. In addition, a Day Care center will be constructed on the site to care for the children of racetrack employees.

Recommendations of the Yaphank Center Development RFEI Outreach Committee

The Beechwood Organization, (*Country Pointe at Yaphank Raceway*)

Land Use Component Summary:

Area		Acres	Units
Country Pointe at Yaphank Raceway			
Residential Townhomes		36	450 Residential Units
Residential Garden Style Flats		19	450 Residential Units
Open Space & Community Facilities		7	
Stables		16	
Racetrack Village			
Hotel		5	120 Rooms
Mixed Use Residential			200 Residential Units
Daycare			5,000 Square Feet
Retail			30,000 Square Feet
Racetrack & VLT Pavilion		21	25,000 seats
Parking		20	
Park grounds		6	
Open space and green buffer		85	
Total		137	



• A new point of arrival for visitors Yaphank



• Restaurants and hotel in a village setting frame the new park grounds.

Country Pointe at Yaphank Raceway: A Larger Vision for Yaphank

YAPHANK COUNTY CENTER

May 2006

Redevelopment of the site east of Yaphank Avenue will set the stage for a new gateway to Yaphank – by car and by train.

Yaphank Avenue becomes a civic/entertainment corridor, that screens residential and industrial uses beyond.



• The Beechwood proposal sits within a framework for a larger vision for Yaphank.

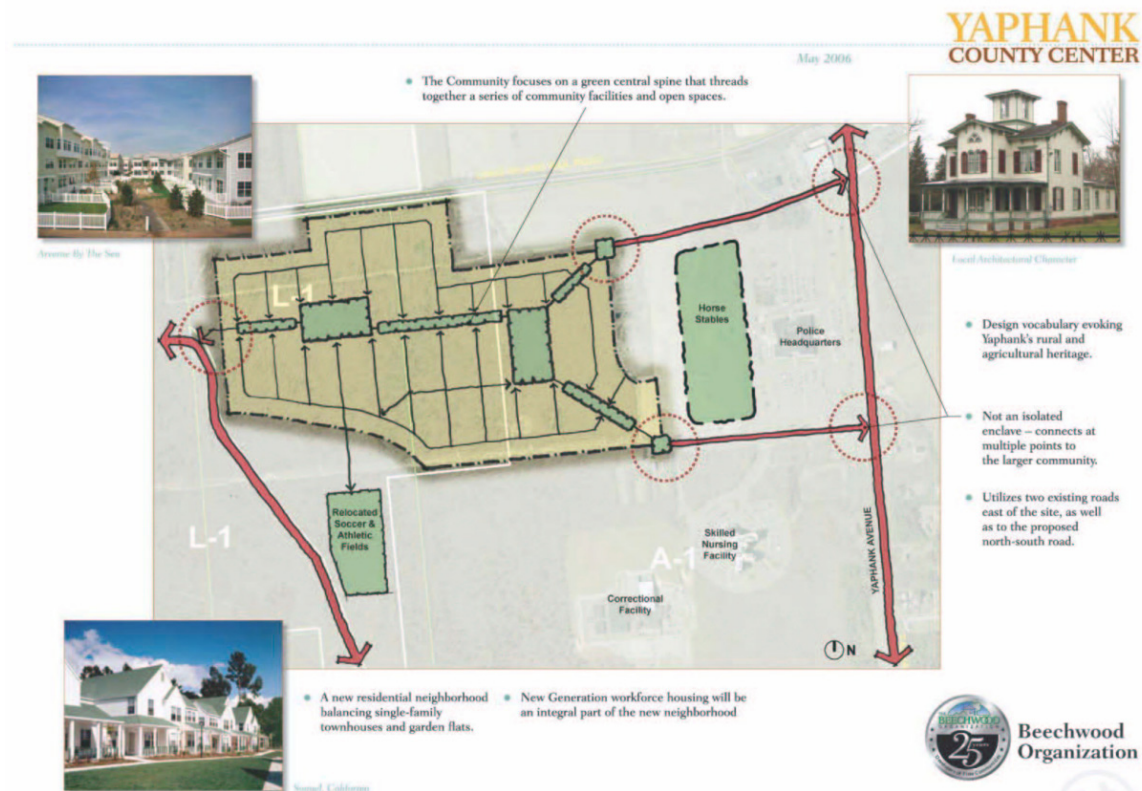


Beechwood Organization

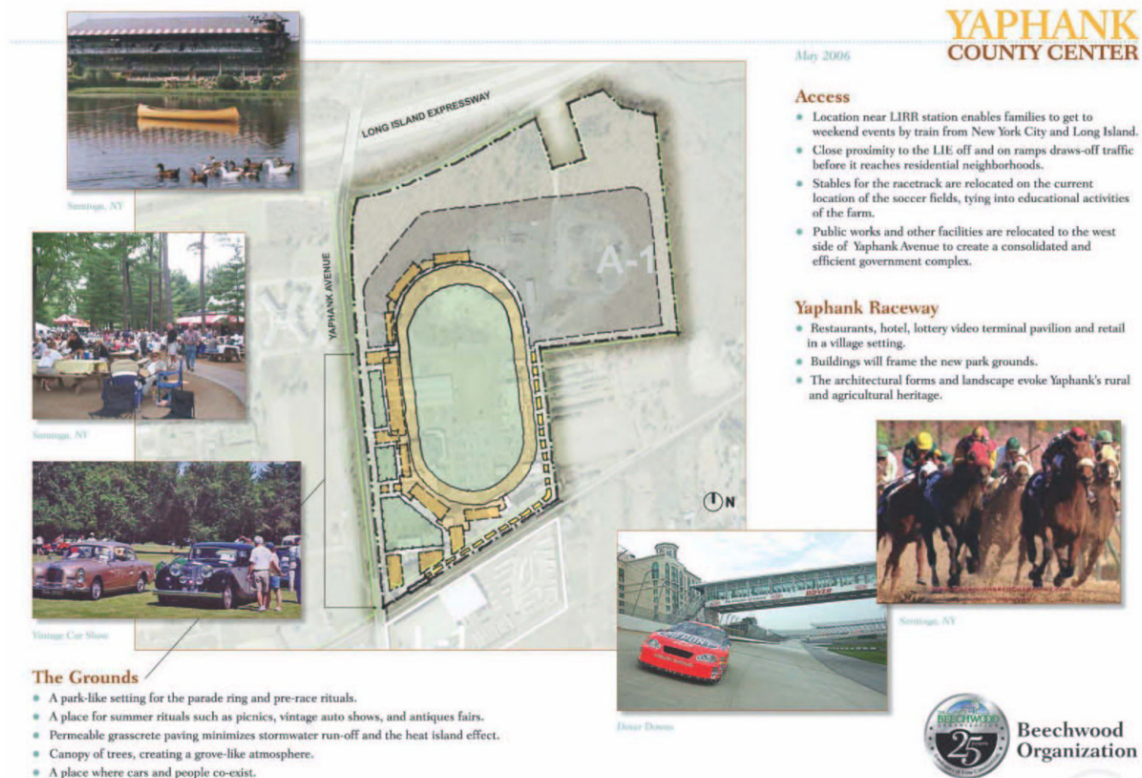
Street-Works LLC
Development and Consulting Group

Recommendations of the Yaphank Center Development RFEI Outreach Committee

The Beechwood Organization, (*Country Pointe at Yaphank Raceway*)



Country Pointe at Yaphank: A New Residential Neighborhood



Yaphank Raceway: A Family Destination

Heatherwood Communities, (*The Lakes at Yaphank*)

PROJECT SUMMARY

RFEI FOR THE DEVELOPMENT OF YAPHANK PROPERTIES

Heatherwood Communities

"The Lakes at Yaphank"

The proposal is a development of residential and recreational use on the 250 + acre parcel as outlined on map 1 of 2 of Yaphank County Center provided by Suffolk County Department of Planning.

The site has been broken down into 3 sections. Section "A" is the north section developed as a residential community of 720 dwelling units of varying sizes including a community center, pool & tennis courts.

The section "B" is developed for recreational use including ball fields, soccer fields, trails for bicycles, running and hiking and is available to the residential community and the public.

Section "C", the south section above horseblock road is developed as a residential community of 300 dwelling units of varying sizes similar to section "A"

Both residential areas offer ample parking and each cluster of buildings defines a landscaped open space area as a focal point for passive recreation and interaction by residents.

The site development addresses the county's need for workforce housing in order to encourage the younger generation of Long Islanders to remain on Long Island and to provide affordable living alternatives. It also may include an affordable "golden age" component for senior citizens that may be appropriate to accomplish the objective for intergenerational activities all in the same area.

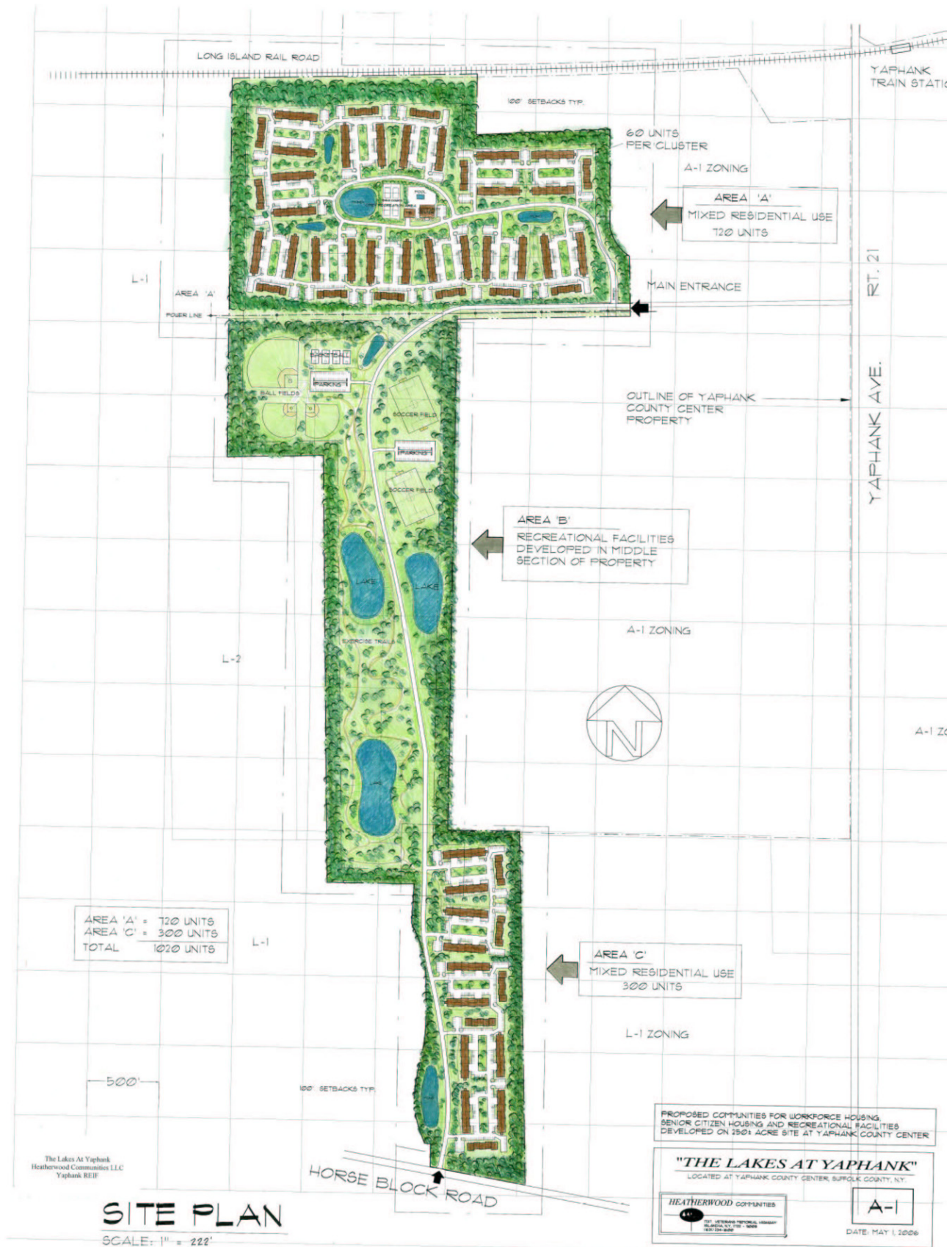
The plan is designed with the flexibility to meet whatever housing needs are ultimately decided for the site.

Land Use Component Summary

<u>Use</u>	<u>Acres</u>	<u>Units</u>
Residential-Workforce Housing	90	720 d.u.
Residential-Golden Age Housing	40	300 d.u.
Sports Use	30	
Lakes, Open Space and HickingTrails	<u>90</u>	
Total	250 +	

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Heatherwood Communities, (*The Lakes at Yaphank*)



Heatherwood Communities, (*The Lakes at Yaphank*)



TRITEC Development Group, LLC, (*North View Farms*)



NORTH VIEW FARMS

REQUEST FOR EXPRESSIONS OF INTEREST

FOR THE DEVELOPMENT OF 250 ACRES OF
COUNTY OF SUFFOLK OWNED PROPERTY

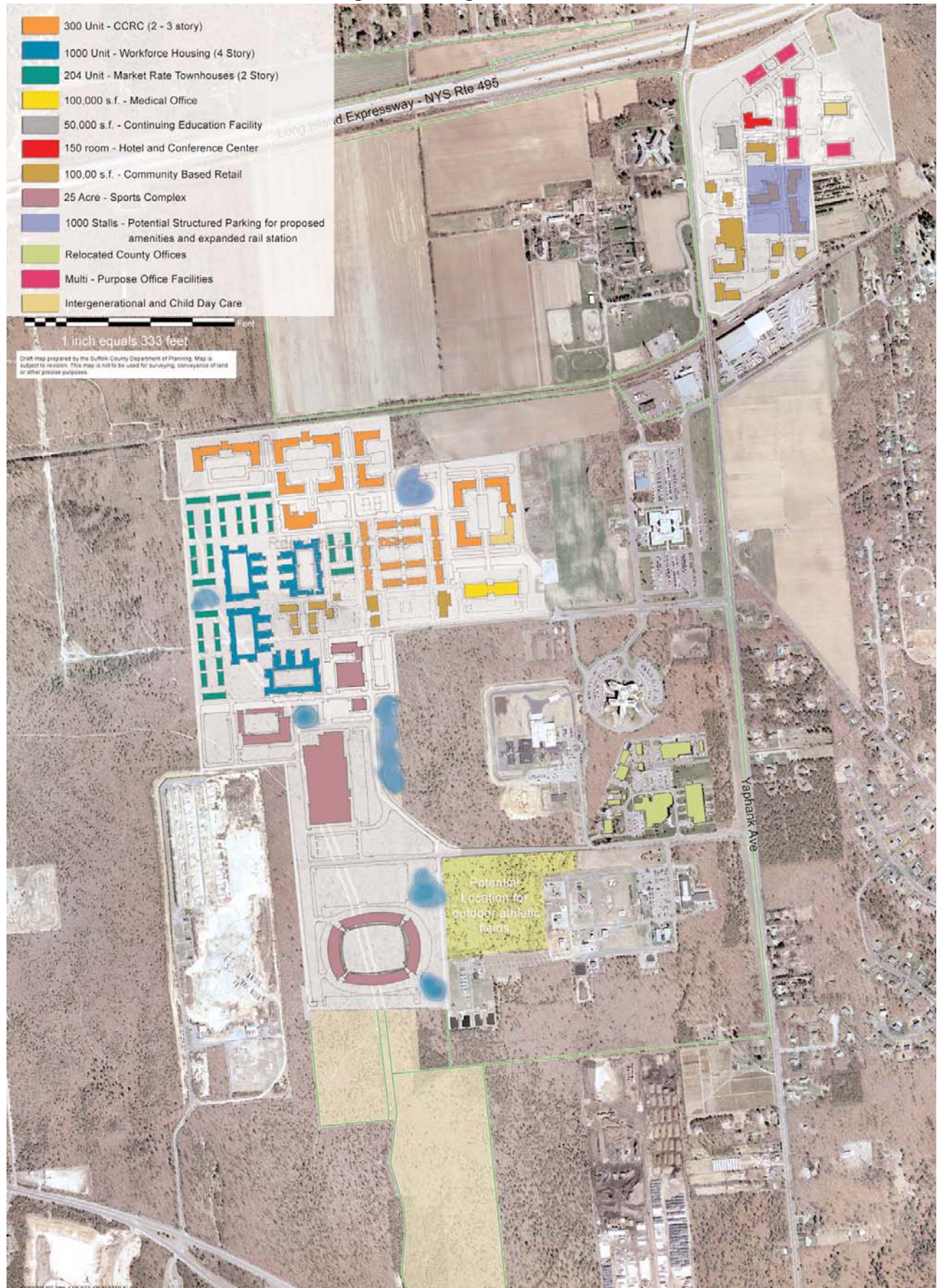
YAPHANK, NEW YORK

May 1, 2006



Recommendations of the Yaphank Center Development RFEI Outreach Committee

TRITEC Development Group, LLC, (North View Farms)



TRITEC Development Group, LLC, (*North View Farms*)

C. Conceptual Site Plan Description

1. NORTH VIEW FARM - PROPOSED USES

Team TRITEC proposes a mixed use development, including residential, community enhancements, hospitality, medical office, retail and a sports complex. The development will concentrate in two cluster areas and will attempt to create a "small town" center. North View Farm will complement the existing uses while at the same time creating a community with it's own identity expanding on the country atmosphere at the County Farm.

Consistency in design of the different types of buildings will be maintained by a set of architectural design criteria, which when applied to all structures, will ensure a consistency and synergy of appearance throughout. In order to minimize the impact on surrounding neighborhoods and roads, TRITEC proposes redevelopment and relocation of certain County buildings from the north east portion of the site, and locating the most consistent traffic intense uses next to the expressway and train station. In this way, traffic burden on local roads will be minimized.

TRITEC proposes the creation of walking paths which will connect the two main areas to the train, retail, sports complex, County Farm and parking facilities. These walking paths will encourage the reduction of automobile trips, thereby lessening traffic and other problems associated therewith.

As stated above, the proposed development product mix is as follows:

- a. Residential Units
 - i. 1,000 Workforce Housing Units costing \$349,000 per unit or less. These units will be designed to be affordable to working individuals and families based upon an agreed percentage of the average wage for the County. The units will primarily be one and two bedrooms.
 - ii. 200 Market Rate Town Homes. These residential units, while market rate, will be designed to target certain demographic portions of the population identified as underserved by current housing alternatives in the County.
 - iii. 300 Unit Continuing Care Retirement Community ("CCRC"). The CCRC, as described below, is designed to serve the most senior members of the Suffolk County community.
- b. Community Enhancements of a use to be determined which will enhance the quality of life and also service the needs of the community, but which may include a community amphitheater, walking, biking and running trails and open green areas.
- c. Sports Complex consisting of a Lacrosse/Soccer Stadium which could seat approximately 2,000 spectators, an ice rink and five practice fields
- d. Hospitality consisting of a 150 room hotel, which will serve those who desire to visit or make use of the site amenities
- e. Retail space, approximately 100,000 s.f., consisting primarily of community based services to satisfy the residents yet not impact the existing local businesses. The majority of this space will be located proximate to the railroad station, parking garage and hotel.
- f. Business/Medical Office totaling approximately 100,000 sq. ft.

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Prodigy Management Group, (*Conceptual Site Plan Description -Yaphank RFEI*)

*Response to Request for Expressions of Interest
For the Development of Approximately 250 Acres of
County of Suffolk Owned Properties in Yaphank, New York*



Concept Overview

"It takes a Village"

The proposed development of the approximately 250 acres of County of Suffolk (the "County") owned properties in Yaphank (the "Site") affords a unique opportunity for a private-public partnership. Our vision will result in the creation of a landmark development using the latest in "smart growth" development principals and innovations which can serve as a model and establish new standards for future project planning and development on Long Island.

A new Village will rise at the center of the Site tying together the mixed use plan which includes shops and restaurants; sports, cultural, recreational and entertainment venues; office and other commercial spaces, a variety of housing options for young workers and the not so young alike and perhaps even an old fashioned Historic Country Inn. All of these uses will be further integrated with the existing Governmental uses and the County Farm creating an architecturally beautiful and quaint planned Village respecting the character of the surrounding community and fostering a high quality of life, including complete walkability and "green" design techniques. Traffic concerns will be alleviated through proven mitigation innovations, for example by providing a well thought out street grid and design within the Village, strategic locations for parking lots around the Site, relocation of the current LIRR train station to a location in close proximity to the Village center, the provision of shuttle buses at peak hours direct to key corporate employers sites and central business districts and other such measures.

Our goal is to promote a healthy community concept that can allow growth and development, while also maintaining a sensitive focus to respecting and preserving the surrounding environment and taking advantage of and improving upon the existing infrastructure. Working hand in hand with local Government agencies and all of the community stakeholders in an "open planning" process, the plan will be refined to insure that the consensus of objectives are achieved resulting in a high quality development that everyone can be proud of. This will result in improved neighborhood services and amenities and a unique much needed recreational destination for local and County residents as well as addressing community needs that are not currently being met. Our mixed use plan will also have a positive economic impact including the creation of significant construction jobs, permanent jobs and positive tax revenue to the County, Town and local school districts resulting from the commercial, sports, entertainment and other non-residential uses. At the same time, the plan provides for a significant number of much needed workforce and empty nester housing limiting any negative impacts to the local schools.

Imagine a great new Village where all can live, work and play right in the heart of Suffolk County.

Conceptual Site Plan Description

The following represents a brief description of our vision for the Site. Our concept includes a variety of complementary uses for the site, intended to promote a sustainable community as well as a unique destination location.

Yaphank_RFEI_v0002

Conceptual Site Plan Description- 1

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change and to any special conditions which may exist.

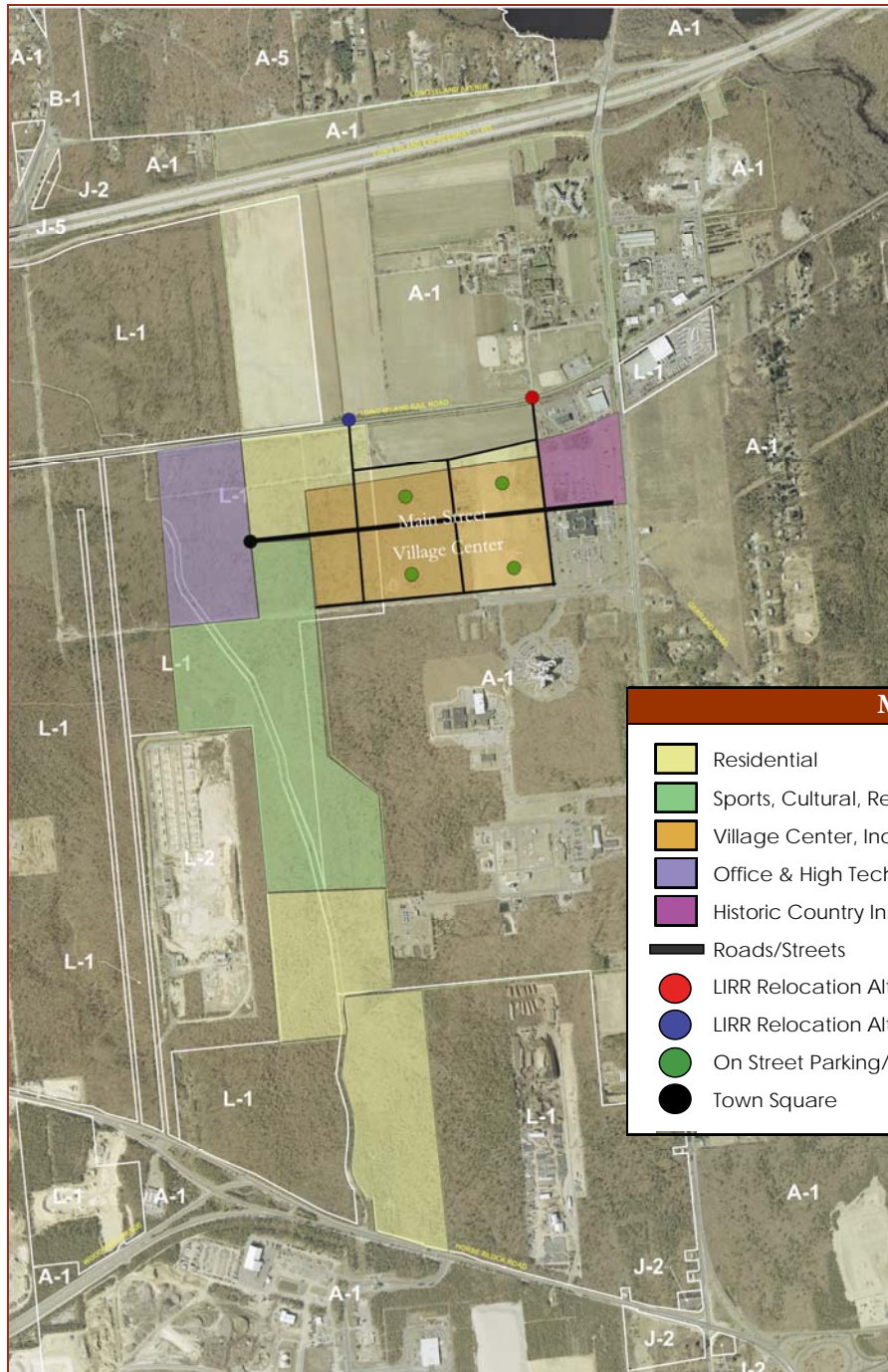
Prodigy Management Group, (*Conceptual Site Plan Description -Yaphank RFEI*)

PRODIGYMG
MANAGEMENT
GROUP

CONCEPTUAL SITE PLAN

*Response to Request for Expressions of Interest
For the Development of Approximately 250 Acres of
County of Suffolk Owned Properties in Yaphank, New York*

The above diagram is not configured to scale and is intended for illustrative purpose. An 8 1/2 x 14 copy can be found attached at the back of the book.



Map Legend

- Residential
- Sports, Cultural, Recreational & Entertainment Venues
- Village Center, Including Shops & Restaurants
- Office & High Tech Labs
- Historic Country Inn/Residential Alternative
- Roads/Streets
- LIRR Relocation Alternative #1
- LIRR Relocation Alternative #2
- On Street Parking/Rear Building Parking
- Town Square

Yaphank_RFEI_v0002

Conceptual Site Plan Description- 1

Pulte Homes, (*Yaphank County Center, Yaphank, NY*)
Expression of Interest
for the
Development of Suffolk County Yaphank Properties.

Tab C – Conceptual Site Plan Description

Overall Project Description

The Pulte Team vision for Yaphank Center includes a walkable community that combines a variety of housing choices with retail, commercial office, a sports and entertainment arena and public spaces. Our plan encourages community-based small business investment and development, and adds to the variety of local employment opportunities. Mixed-use communities help to alleviate the housing shortage without adding to sprawl and traffic congestion. The demand is extremely strong for the types of neighborhoods that were common before World War II – compact, pedestrian friendly neighborhoods with access to shopping and services and public transportation. The proposal would relocate the Long Island Rail Road west of its current location to be used as an anchor for the Town Center and to create a transit oriented development.

The Pulte Team proposal includes many Smart Growth concepts including a mix of land uses, compact design, a range of housing opportunities and choices for a various household types, family sizes and income, pedestrian friendly design, proximity to transit and an attractive community with a strong sense of place.

Housing options will include 3,250 housing units, thirty percent of which shall be designated “workforce” homes that will range in price points and buy or rental options, consisting of town homes, condominiums, detached homes, and apartments. The plan is designed to accommodate between 100,000 and 200,000 square feet of retail space, 200,000 square feet of commercial office space and a 6,000 seat Sports/Entertainment Arena.

The conceptual site plan shows four distinct neighborhood centers, Yaphank Town Center/Transit District, Recreational Neighborhood, Horseblock Neighborhood and Yaphank Gardens.

The Yaphank Town Center/Transit District, located just south of the relocated Long Island Rail Road station, will consist of 600 age-restricted (55 or better) condominiums, 400 mixed-use flats, 200,000 square feet of commercial office space and 100,000 to 200,000 square feet of restaurant/retail space. We propose to relocate the Department of Public Works Administrative offices to approximately 100,000 square feet of new office space as a major tenant in our Transit District. It is anticipated that this would provide the initial customer base for the restaurant/retail uses and would create additional office demand. Parking would be provided to serve the office and restaurant/retail uses, commuters and residents. The major access point to this district would be a new roadway from Yaphank Road directly into the Transit Center. Two additional access roads would be provided from Yaphank Avenue to access the southerly neighborhoods.

The Recreational Neighborhood just south of the Transit District, would include 1200 condominiums and 200 townhomes. A major feature of this District would be the Sports/Entertainment Arena.

The Horse Block Neighborhood would consist of 600 townhomes. Outdoor recreation fields would be provided at the junction of the Recreational and Horse Block Neighborhoods.

The fourth district, known as Yaphank Gardens, will consist of 250 single family detached homes, (subject to negotiations with the County and all other applicable agencies), located on about 30 acres of the property currently occupied by Suffolk County Department of Public Works. This neighborhood would have small lot sizes, with a density of about 8 units per acre. The

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Pulte Homes, (*Yaphank County Center, Yaphank, NY*)

purpose of this neighborhood would be to create a close knit community which would allow residents to enjoy home ownership at a lower price point than is currently widely available in the County. The access to Yaphank Gardens would be from a new roadway off of Yaphank Avenue. The southern portion of this parcel, fronting on the LIRR, will remain for use by the Department of Public Works for equipment and vehicle storage.

Adequate parking will be provided to meet the needs of the housing and other uses. However, it is anticipated that some reduction in parking could be accommodated as some residents will work in the community, and others will take advantage of the relocated train station. The proposed parking would be:

Mixed-use Flats	1.3 spaces / unit
Condominiums	1.7 spaces / unit
Town Homes	2.0 spaces / unit
Restaurant/Retail	3.0 spaces / 1000 sf
Sports/Entertainment Arena/Commuter	2,000 spaces

Land Uses

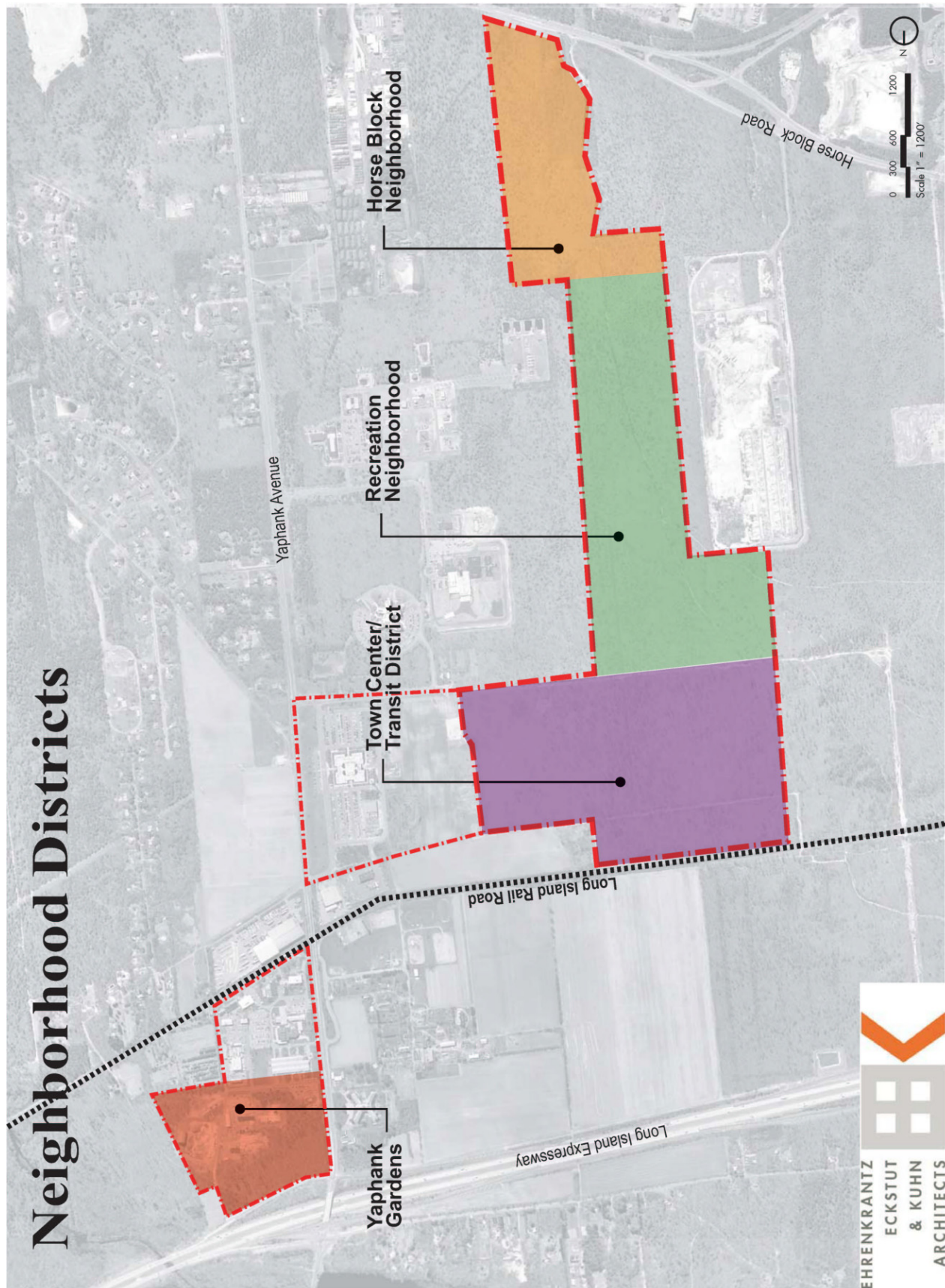
The proposed land uses would consist of the following:

	Transit Center	Recreational Neighborhood	Horse Block Neighborhood	Yaphank Gardens
Condominiums 30%		1200 units		
Age Restricted Condominiums 30%	600 units			
Mixed Use Flats 30% workforce	400 units			
Townhomes 30% workforce		200 units	600 units	
Detached Single Family Homes 30% workforce				250 units
County Office Space	100,000 sf			
General Office	100,000 sf			
Restaurant/Retail	100,000 sf – 200,000 sf			
Sports/Entertainment Arena		6,000 seats		
Greenbelt	Yes	Yes	Yes	No
Parks	Yes	Yes	Yes	Yes

Sports/Entertainment Arena

The proposed arena would have seating for 6,000 people and parking for 2,000 automobiles. The proximity to the relocated railroad station would address some of the traffic headed to the arena. This parking area, which would also be utilized by the Long Island Rail Road commuters, would be an estimated six minute walk from the station. The Arena is planned to fill a need in Suffolk County for sports uses which could include minor league hockey, basketball, arena football, and indoor lacrosse. The Arena could also provide a counterpoint to Nassau Coliseum, enabling entertainers to book shows in each County on sequential nights.

Pulte Homes, (Yaphank County Center, Yaphank, NY)



Recommendations of the Yaphank Center Development RFEI Outreach Committee

Renaissance Property Associates, LLC, (*Yaphank Center*)

Conceptual Site Plan Description - Referring to Map 2 of 2 as provided in the RFEI

Our vision for Yaphank Center is to create a place which reflects Long Island's roots in tradition, innovation, quality and a balanced lifestyle while creating an exciting sports and entertainment destination for the residents of Suffolk County and all of Long Island. Yaphank Center will offer diverse housing solutions and a mix of uses which mitigates the impact on the schools, roads and municipal services and stimulates the local economy. The location of the proposed development parcels as indicated on Map 2 of 2 can allow this project to achieve the County's broad vision for both housing while creating an exciting and viable sports/entertainment destination. We plan to retain respected experts in the planning, environmental, economic and engineering disciplines as well as working with the County, Town and local groups to develop an optimum approach to fulfilling the vision.

Section A – Our vision would be to utilize this parcel as a modern lifestyle center consisting of a new sports and entertainment arena, supportive destination retail stores and restaurants combined with lifestyle housing. To achieve this, the County facilities would be relocated as suggested in the RFEI. The feasibility of relocating these facilities will depend mainly upon obtaining approvals for required uses and densities for both Sections A and B of Map 2 of 2 from the County and Town to fund such an endeavor. Additionally, to minimize the amount of wasted parking areas, the County and Town would also agree that any relocated County facilities would share parking with this development so that more of the site can be utilized for its intended best use. The access to the Long Island Railroad on the south side of Section A will reduce dependence on the automobile and allow both residences and sports/entertainment facilities to be accessible to more of Long Island. The final uses and densities will be determined in conjunction with the parameters established with the Town and County.

Section B – Our vision would be to utilize this parcel primarily for housing. The anticipated market, housing types and densities will be determined in conjunction with the parameters established with the Town and County.

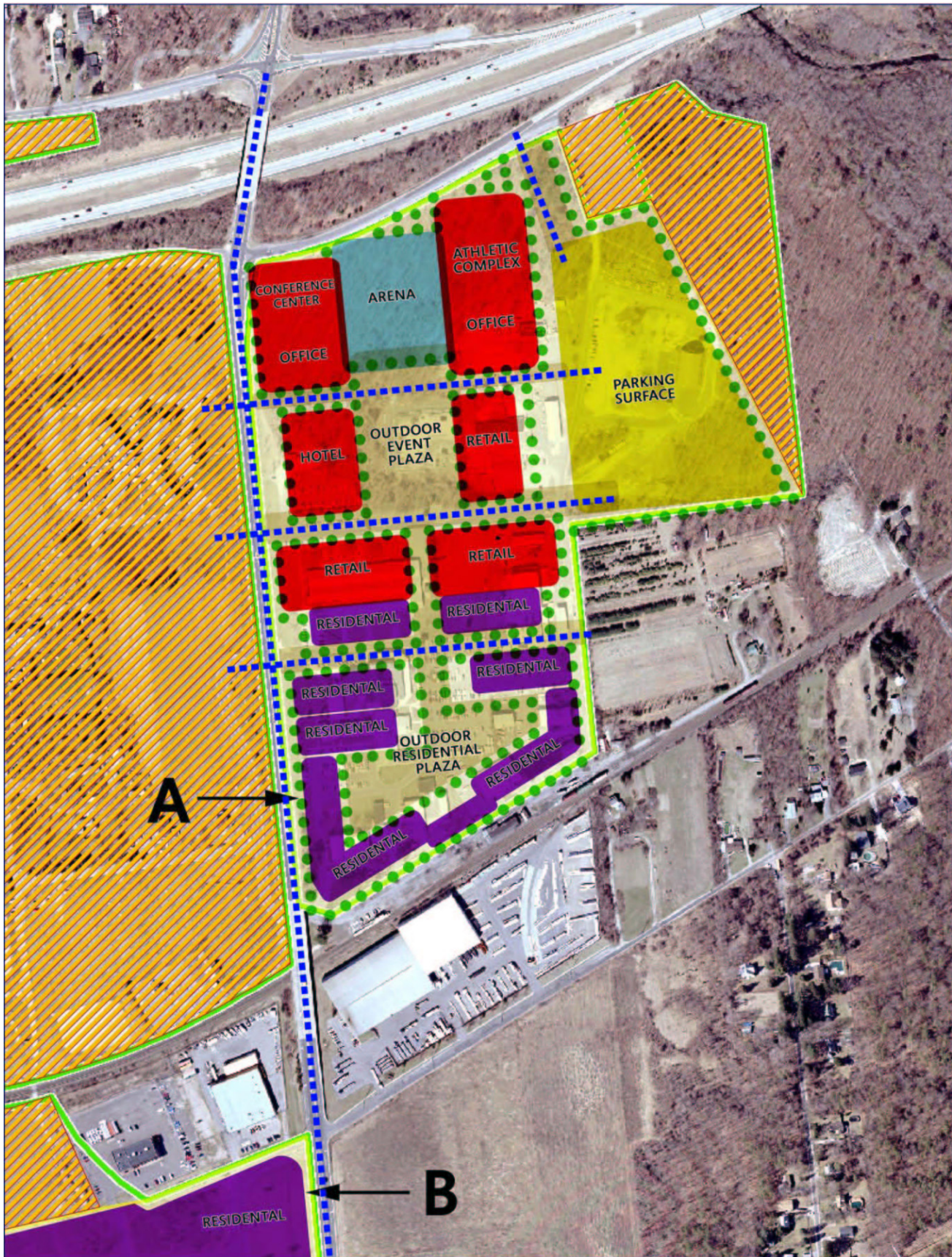
Phasing of the development of both areas would depend greatly upon market conditions at the time of plan approvals. However, it is likely that commencement of development would start at Section B in order to secure enough capital to fund the development of Section A. It is anticipated that infrastructure improvements will be needed which will be determined during the State Environmental Quality Review process. It is also anticipated that for both parcels a planned unit development (PUD) will be filed for rezoning.

Development Team Members, Experience and Capacity

The preliminary RFEI is being submitted by Renaissance Property Associates ("RPA"). Our primary contact for this submittal is William Schaefer, Project Manager, (516) 622-8214. Please see our cover letter that highlights the necessary information.

Yaphank Center
Renaissance Property Associates, LLC

Renaissance Property Associates, LLC, (*Yaphank Center*)



prepared by the Suffolk County Department of Planning

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[illegible]

Top Gun Entertainment, Inc., (*Suffolk County Sports & Entertainment Park*)

Summary

Top Gun Entertainment has teamed up with the best, most professional and reputable Suffolk companies (The Parr Organization, J.Petrocelli Contracting, the Land Tek Group, to name only a few), to propose a public/private partnership with Suffolk County to develop land at the Yaphank County Center.

The family-friendly sports & Entertainment Park will have blockbuster events for all ages and will be a world-class Tourist destination for the region.

1. Motorsports

- NASCAR – type oval
- State of the art Quarter Mile Dragway
- Volunteer Firemen’s Tournament Drill Team Center

2. Individual /Team and Low impact Sports and Recreation

- Soccer
- Lacrosse
- Field Hockey
- Flag and Touch Football
- Basketball
- Horseshoe and Bocce Courts
- Bicycle, Walking and Running Paths
- Fitness and Sports Medicine Center

3. Youth and Family Zone

- Championship Miniature Golf Courses
- Go Kart Tracks
- Bumper Boats
- Soccer and Batting Cages
- Paintball
- Climbing Wall
- Arcade that include Phazer Zone, Food Court, Rides and Games

4. Pleasure Isle

- Irish Pub
- Italian Ristorante
- Mexican Eatery
- Fifties Style Diner
- Seafood Restaurant
- Disco Club
- Rock n’ Roll Club
- Open Air Concert/Performance Stage
- Theme Stores that include Sports Collectibles, Motorsports Collection, Sports Apparel and Tourist Items

Suffolk County Sports & Entertainment Park – Top Gun™ Entertainment, Inc. – Yaphank RFEI

Top Gun Entertainment, Inc., (*Suffolk County Sports & Entertainment Park*)

5. Entertainment, Cultural and Education Plaza

- Arena
- Amphitheater
- LI Motorsports Museum
- LI Veterans Museum
- LI Tourist Expo Showcase
- Energy and Environmental Exhibit Center
- The Children's Performing Arts Workshop Center

6. Hospitality and Conference Center Area

- Hotels
- Conference Center
- RV and Camping Center

7. Transportation Areas

- Special Events LI Railroad Station and Bus Area
- Helipads
- Facility Jitney Service

Also, Top Gun will provide a high-density, mixed-use Work force Housing Complex for young people, thus allowing them to stay on the Island.

Top Gun will build this dynamic economic engine dynamo in a phased process by which major revenue can be generated by operating venues as they are completed.

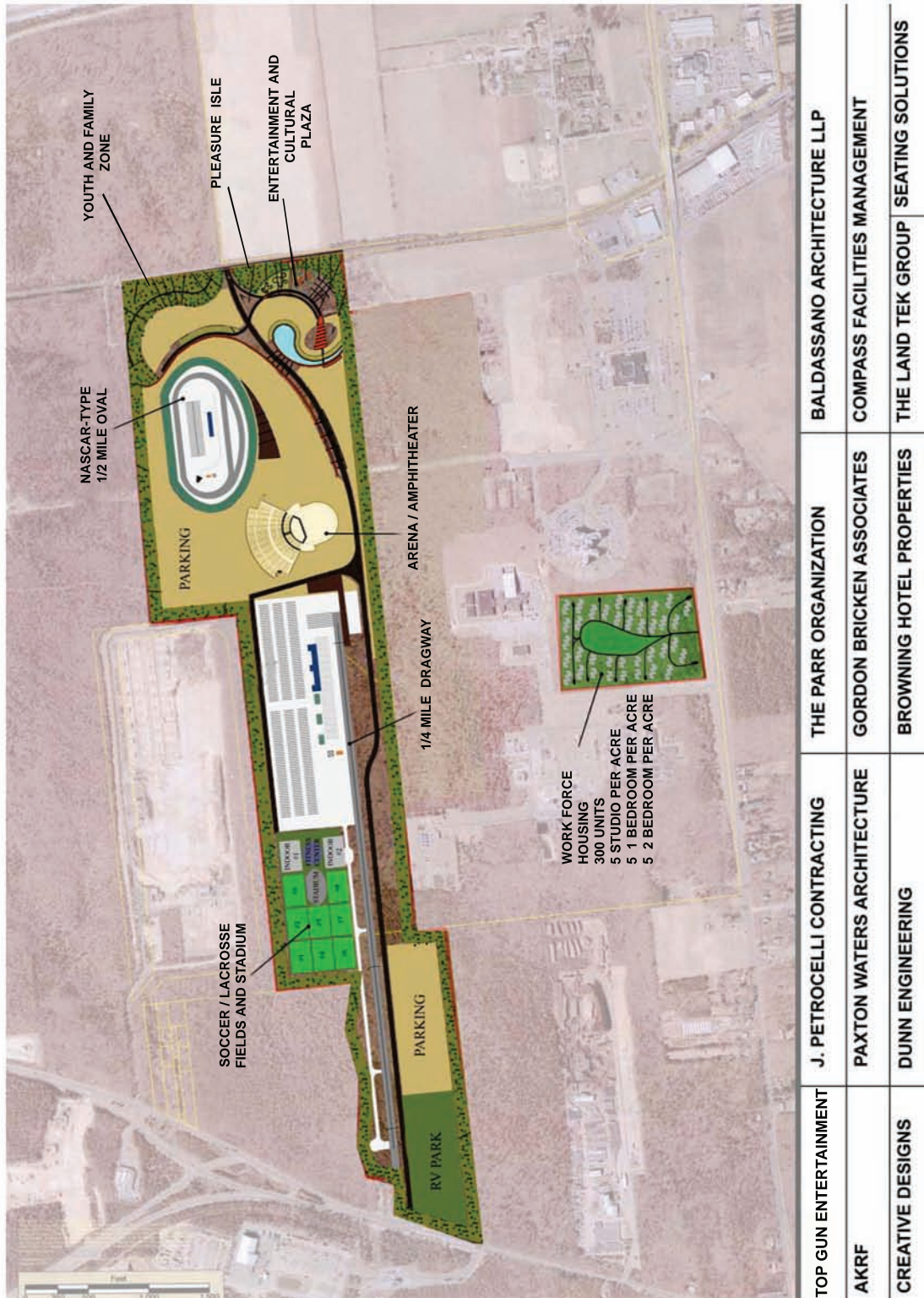
Top Gun intends to be a great neighbor, increase the quality of life and property values while increasing the tax base and lowering school taxes.

We intend to work with the civics, community leaders and the people to do so.

We are giving the County Executive, Legislators and the People what they want.

Top Gun will also be a good friend of the Earth by preserving, sustaining and protecting the environment by utilizing the LEED's and Green Building principles.

Top Gun Entertainment, Inc., (Suffolk County Sports & Entertainment Park)



AvalonBay Communities, Inc. and Damianos Realty Group, LLC., (*Villages at Carmans River*)

Project Summary

RFEI FOR THE DEVELOPMENT OF YAPHANK PROPERTIES

Name of Firm: AvalonBay Communities, Inc. and Damianos Realty Group, LLC.

Name of Proposal: Villages at Carmans River

Description of Proposal:

The Villages at Carmans River is conceived as a new hamlet community in the Town of Brookhaven built on the principles of Smart Growth and “green” building design that will provide a mix of market-rate and workforce housing, commercial shopping, professional office, community and recreation facilities.

AvalonBay and Damianos have developed three Alternative Plans (Conceptual A, B and C) that use different portions of the County property and represent three distinct levels of development. Each of the Alternative Plans addresses most, if not all, of the General Site Vision and General Program Goals set forth by the Review Committee in the RFEI. This discussion reflects how the Alternative Plans address each of the Site Vision and Program Goals. For reference in the body of the RFEI, the Site Vision elements are numbered and identified as SV, and the Program Goals are numbered and identified as PG.

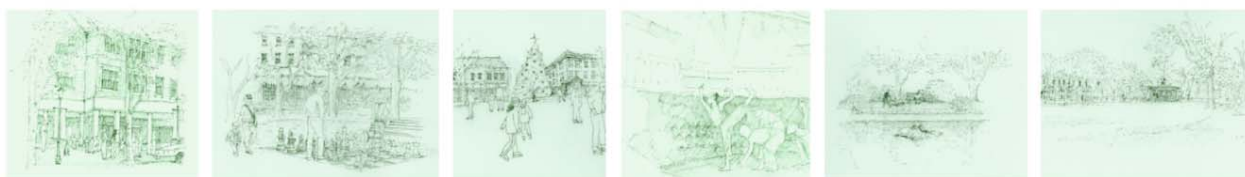
The Villages at Carmans River will be a high quality mixed-use development built on Smart Growth principles that responds to community needs that are not currently being met by the market including commercial retail space and workforce housing and that provides opportunities for intergenerational activities and homes. AvalonBay is a leader in providing permanent solutions to the region's need for affordable housing. As such, The Villages at Carmans River will provide housing opportunities for current and long-term affordable demand by providing a mix of for-sale and rental homes into the market.



YAPHANK RFEI

Recommendations of the Yaphank Center Development RFEI Outreach Committee

AvalonBay Communities, Inc. and Damianos Realty Group, LLC., (*Villages at Carmans River*)



Alternative "A" Land Use Component Summary:	Minimal Relocation Scenario	
Project Use	Acres	Unit Count
Residential Homes	111 Acres	1,000 DUs
Passive Recreation/Parks/Open Space	34 Acres	10 Jewels
Industrial Commercial Uses	108 Acres	440,000 sq/ft
Total	253 Acres	
Alternative "B" Land Use Component Summary:	Moderate Relocation Scenario	
Project Use	Acres	Unit Count
Residential Homes	125 Acres	2,000 DUs
Sports Uses - Upgraded Soccer Field Complex	12 Acres	4 new fields
Community/Recreational Uses		
YMCA - Day Care/Health and Fitness/Performing Arts	5 Acres	45,000 sq/ft
Passive Recreation/Parks/Open Space	35 Acres	11 Jewels
Industrial Commercial Uses	45 Acres	180,000 sq/ft
Retail Commerical Uses	20 Acres	220,000 sq/ft
Relocated County Facilities	.25 Acres	17,289 sq/ft
Total	242.25 Acres	
Alternative "C" Land Use Component Summary:	Maximum Consolidation Scenario	
Project Use	Acres	Unit Count
Residential Homes	175 Acres	3,000 DUs
Sports Uses - Upgraded Soccer Field Complex	22 Acres	5 new fields
Community/Recreational Uses		
YMCA - Day Care/Health and Fitness/Performing Arts	5 Acres	45,000 sq/ft
Passive Recreation/Parks/Open Space	48 Acres	15 Jewels
Retail Commerical Uses	32 Acres	250,000 sq/ft
Reserved for County Expansion	42 Acres	
DPW Yard/ Storage Facility	45 Acres	
Relocated "New" County Office Space	28 Acres	391,504sq/ft
Total	397 Acres	
Total Less DPW Yard, New/ Reserved County Areas, Soccer Fields	260 Acres	

THE VILLAGES AT CARMANS RIVER

Recommendations of the Yaphank Center Development RFEI Outreach Committee

AvalonBay Communities, Inc. and Damianos Realty Group, LLC., (*Villages at Carmans River*)



Recommendations of the Yaphank Center Development RFEI Outreach Committee

AvalonBay Communities, Inc. and Damianos Realty Group, LLC., (*Villages at Carmans River*)



Project Narrative:

The proposed plan is for the “250 acre Fixed Boundary” alternative as indicated in Appendix E of the R F E I. This plan established a vision for this subject development which designates a variety of land uses ranging from low to high residential densities, mixed-use commercial retail / office, public spaces. Traditional neighborhood design concepts were utilized in developing this plan, consisting of the following guiding principles:

- Unique village design
- Housing diversity
- Mixed uses (housing and commercial) with the central business district
- Lower density housing shall be placed along the fringes of the project area
- Safe movement of traffic
- Secondary circulation system
- Open space and native, low water use landscaping
- No residential use shall face parking lots
- Whenever possible, residential uses face residential uses

The following is a brief description of the proposed elements of this vision plan. These descriptions complement those provided on the conceptual site plan.

Mixed-Use Commercial:

The vision plan incorporates all the ingredients of a traditional village center. A majority of the mixed-use components are located with the proposed central business district. It will contain a variety of businesses catering to daily needs of the surrounding neighborhoods as well as visitor serving needs. Some businesses may include bakeries, coffeehouses, small grocery stores and other retail. All neighborhoods are within walking distance of the commercial portions of the project.

To ensure a pedestrian friendly atmosphere in the commercial areas, the vision plan illustrates that the building's facades be oriented behind wide sidewalks, and contemplates door openings every 35'-50'. These standards were designed to help create an inviting walkable outdoor space within the new Village Center.

A Variety of Housing Types:

Contained within the project area are a variety of housing types. On the project's fringes will be lower-density neighborhoods (6-7 units per acre). These neighborhoods will feature alleys, front porches and possible accessory dwelling units above detached garages for potential additional work force housing.

Closer to the center of the project, are medium and high- density residential neighborhoods. Attached units and apartment complexes, near the center of the project will provide easy pedestrian access to commercial areas. Additional high-density residential will be located above commercial uses. The mixing of residential densities with commercial uses will comprise a traditional village fabric rarely found in modern development on Long Island.

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Stern/McCarthy Developers & STARWOOD Capital Corporation, (*Yaphank Properties Development Concept*)

Workforce Housing:

The vision plan contemplates creating a community of diverse income levels by providing both market rate and affordable housing units. The project offers an excellent opportunity for moderate and middle income housing. The plan proposes approximately 1000 dwelling units, not including the potential accessory dwelling units, of which approximately 40% percent will be designated for workforce housing.

Further, the entire project area will be served by transit links, through proposed bus stops for Long Island Transit, as well as the relocation of the LIRR's Yaphank passenger train station to the subject site, connecting the project to job centers throughout Suffolk County and beyond.

Natural Amenities:

The Village Vision Plan respects the surrounding natural amenities, most notably a surrounding woodlands and the County Farm. By incorporating a linear open space around the project area, the plan creates a buffer between the agriculture and industrial uses. The open space plan would look preserves all major mature trees and will contain a trail system. Also, the trail will help connect the school site to some of the residential areas.

Public Space:

The focal point of the project is the Village Plaza, a 6.5-acre Town square abutted by commercial and residential uses. The Plan also includes a 11.5-acre elementary school site. It is estimated that the school site will mitigate the impacts to existing school systems. Containing playfields, basketball, and tennis courts, the school site will serve as an active recreational opportunity for the surrounding neighborhood. In addition there is a 20 acres park site located to the west of the Village Center which is envision to be designed utilizing an Olmstead Central Park concept where both active and passive recreational amenities will be provided for the enjoyment of the residents proposed development as well as the county.

Road Layout

Grid street system works well in this location to dispense traffic volumes and to minimize negative impacts on existing roadways. The following are some of the design concepts to be utilized in the developing this plan.

- Minimize street widths
- Utilize planted parkways between the sidewalk and street whenever possible
- Avoid cul-de-sacs
- Bulb-outs at corners
- Utilize loop roads
- On-street parking

The main access to the proposed Village Center is provided by the extending the existing roadway providing access to the John Foley Nursing facility. Two separate access ways are provided to the light industrial/office uses area, located to the south of the proposed Village Center, via Yaphank Road by way of the existing road to the County Jail facility as well as Horseblock Road. Also contemplated as part of the plan is the potential future access to Patchogue Yaphank Road (Cty Rt 101).

Stern/McCarthy Developers & STARWOOD Capital Corporation, *(Yaphank Properties Development Concept)*



Boatright, Harvey & Associates, Inc.

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Parr Organization and Baldassano Architecture, LLP, (*RFEI for Suffolk County Yaphank Properties*)

May 1, 2006

Thomas A. Isles, Director
Suffolk County Department of Planning
H. Lee Dennison Building, 4th Floor
100 Veterans Memorial Highway
Hauppauge, NY 11788

RE: RFEI for Suffolk County Yaphank Properties

Dear Mr. Isles,

The Parr Organization and Baldassano Architecture, LLP are pleased to be considered for the development of the Suffolk County Yaphank properties, encompassing approximately 250 acres. The qualifications of both organizations are enclosed for your review. The Parr/Baldassano team has done numerous high profile projects individually and jointly in Suffolk County and maintains their respective offices within the County.

The Parr/Baldassano team approach for development of this site is basic and addresses the need for work force housing and industrial/commercial building needs. Both complement each other well and foster economic development in the County. Work force housing is currently the main emphasis in Suffolk County. The County should not lose sight of the fact that industrial /commercial sites are needed to meet the needs of industry on Long Island and expand the employment base to create jobs.

The location in Yaphank lends itself to good transportation opportunities via rail and road access. The proximity to Long Island MacArthur Airport is convenient for traveling executives and visitors alike. Located within the Township of Brookhaven, Suffolk County's most populated Township makes the site extremely attractive for this mixed use approach proposed by the Parr/Baldassano team.

The Parr/Baldassano team wishes to thank the Suffolk County Department of Planning for the opportunity to submit their qualifications for consideration of the RFEI. We look forward to the County's analysis of the submitted proposals and eagerly await the County's RFP for development.

Very truly yours,

Ronald Parr
President

Section C

The Parr Organization is primarily focused on the residential and industrial use potential for the proposed site. Due to the location of the site, there is a need for a recreational component to compliment these uses. With that in mind the Parr Organization would like to divide the site into three uses:

The northern most section of the site, color coded green, would be used for residential and blend in with the farming and agricultural uses now existing. We have allocated approximately 50 acres for this usage. The proposed density would be 8 units per acre and designated for work force housing. This would help address the County's need for work force housing.

The middle section of the site, color coded orange, would be used for recreational purposes and act as a transitional buffer for the other intended uses. We have allocated approximately 50 acres for this usage. Correctly planned, this site will not only buffer the residential area but will alleviate traffic concerns generated by the southerly industrial uses.

The southern most section of the site, color coded blue, would be used for industrial/office uses. We have allocated approximately 150 acres for this usage. With the lack of industrial site available in Suffolk County, the County is losing industry and jobs to other areas of the country. Existing businesses, currently on Long Island, have had to expand elsewhere or permanently move to meet their needs. This site, with its easy access to both the Long Island Expressway and Sunrise Highway, is well positioned to meet the needs of industry. The development of this site could yield approximately 1.5 million square feet of building.

The Parr Organization's proposed uses are compatible with the surrounding development and address the two most critical problems facing Suffolk County today, housing and jobs.

**PARR
ORGANIZATION**

Recommendations of the Yaphank Center Development RFEI Outreach Committee

Parr Organization and Baldassano Architecture, LLP, (RFEI for Suffolk County Yaphank Properties)

